



3.89 Acres/1.6 Hectares

US Highway 183 frontage

Utilities not available

Greenfield

Extra-Territorial jurisdiction (adjacent to the north end of the 2,300 acre/931 hectare, award-winning Transit Oriented Development (TOD))

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**3.89 Acres/1.6 Hectares  
Seaman's Property**

**Site 59**

<b>Property</b>				
Total Acreage: <a href="#">3.89 acres/1.6 hectares</a>		Map: <a href="#">MAPSCO Austin 2006 Street Guide, pg. 282, Sec. X</a>		
<b>Location</b>				
City: <a href="#">Leander</a>		County: <a href="#">Williamson</a>		
Address/Directions: <a href="#">50 High Gabriel East, adjacent to the 2,300 acre/931 hectare, award-winning Transit Oriented Development (TOD) and north of the US 183/183-A merger</a>				
Within City Limits: <a href="#">No</a>		Distance from City Limits: <a href="#">Adjacent</a>		
Distance to US Highways: <a href="#">frontage (169 feet/ 51.5 meters)</a>		Type of Zoning: <a href="#">Extra-Territorial Jurisdiction</a>		
Distance to Interstate Highways: <a href="#">12 miles/19.3 km</a>				
<b>General Site Information</b>				
Previous Use of Site: <a href="#">Open Land</a>		General Condition: <a href="#">Excellent</a>		Dimensions: <a href="#">169 x 990 feet/51.5 x 301.8 meters</a>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <a href="#">Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes</a>		Shrink/Swell Capacity: <a href="#">Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</a>		
Adjoining Acreage Available: <a href="#">No</a>		Can Site Be Divided: <a href="#">No</a>		Lot Size: <a href="#">Not Applicable</a>
<b>Improvements</b>				
Road Distance to Rail: <a href="#">1.5 mile/2.4 km</a>		Name of Railroad: <a href="#">Union Pacific, Southern Pacific, Capital Metro Commuter Rail</a>		
Proximity to Port(s): <a href="#">Three (3) hours to Port of Houston</a>		Other Improvements: <a href="#">Not Applicable</a>		
Fenced: <a href="#">No</a>		Landscaped: <a href="#">No</a>		
Located within an Industrial Park: <a href="#">No</a>		Type of Business: <a href="#">Commercial and Retail</a>		
Deed Restriction(s): <a href="#">No</a>		Covenants: <a href="#">No</a>		
<b>Utilities</b>				
City of Leander Services: <a href="#">Department of Engineering, (512) 528-2700</a>		Water - Size of Nearest Line: <a href="#">Currently on well Pressure: psi (not applicable)</a>		Sewer - Size of Nearest Line: <a href="#">inches/cm (not applicable)</a>
Electric Service: <a href="#">Pedernales Electric Cooperative (PEC)</a>	Phone: <a href="#">(830) 868-6041</a>	Facs: <a href="#">(512) 268-0328</a>		Email: <a href="#">Trista.fugate@peci.com</a>
Natural Gas Service: <a href="#">ATMOS Energy, (512) 310-3810</a>		Size of Nearest Line: <a href="#">6 inch/15.2 cm Poly II</a>		Pressure: <a href="#">Intermediate Pressure</a>
Telecommunication Service: <a href="#">AT&amp;T and/or SuddenLink</a>	Phone: <a href="#">(512) 870-4430 and/or (979) 595-2424</a>	Facs: <a href="#">(512) 870-4475 and/or (979) 595-2445</a>		Email: <a href="#">mm2741@att.com and/or Joe.Bethany@suddenlink.com</a>
Solid Waste Disposal: <a href="#">Clawson Disposal, Inc.</a>	Phone: <a href="#">(512) 259-1709</a>	Facs: <a href="#">(512) 746-5807</a>		Email: <a href="#">clawsondisp@earthlink.net</a>
<b>Sales Information</b>				
Contact: <a href="#">David Lotspeich</a>	Phone: <a href="#">(512) 251-4778</a>	Facs: <a href="#">(512) 251-5773</a>	Email: <a href="#">houseishome@yahoo.com</a>	Web Site: <a href="#">www.austinhomerealestate.com</a>
Sales Price: <a href="#">\$10.00 per square foot</a>		Lease Price: <a href="#">Not Applicable</a>		
Comments: <a href="#">Very attractive property adjacent to the northern part of the Villages of Messina development within the 2,300 acre/931 hectare, award-winning Transit Oriented Development (TOD). The Villages of Messina will be a 700-home, 90-acre/36.4 hectare commercial/retail development with a Leander Independent School District (LISD) elementary school included.</a>				

City of Leander Economic Development Department ♦ [www.leandertx.org](#) ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.